

ORIGINAL

PET. EXH #13



RECEIVED
MAR 23 2016

STATE OF HAWAII
LAND USE COMMISSION

Leahuaolu

OUR PURPOSE | OUR PLAN

Why and Purpose

“All the property of the Trust Estate, both principal and income... shall be used by the Trustees for the benefit of orphan and other destitute children in the Hawaiian Islands, the preference given to Hawaiian children of pure or part-aboriginal blood.”

-Queen’s Deed of Trust

(1) Cont'd.

- (h) Deed of Naunauna, Liber 39/499; Apana 2 of K. P. 909 at Alapii, Waialua, Oahu.
 - (i) Deed of K. Keelikolani, August 26, 1874, Liber 40/207; Lot No. 1 on Diagram of Ahupuaa of Kawailoa, Waialua, Oahu.
 - (j) Deed of Herman Kookemann, March 26, 1883, Liber 77/404; land at Hamohamo, Waikiki, Oahu.
 - (k) Deed of Trustees of Estate of Bernice P. Bishop, September 4, 1889, Liber 118/386; land at Paalaa, Waialua, Oahu.
 - (l) Royal Patent No. 3462 to John G. Dominis, January 22, 1890, Book 17 of Grants; "Washington Place", on Borotania Street, Honolulu. (See also devise of interest in same to him by Will of Mary Dominis, Probate #2619.)
- (2) All of the lands and interests in lands devised to said Grantor by the Will of Bernice Pauahi Bishop, deceased, dated October 31, 1883, probated December 2, 1884, probate #2425.
- (3) All of the lands and interests in lands devised to said Grantor by the Will of E. R. H. Likelike, deceased, dated April 15, 1884, probated April 25, 1887, probate #2512.

IN WITNESS WHEREOF the said parties hereto have hereunto and to another instrument of like tenor and even date set their respective hands and seals the day and year first above written.

Executed in the presence of
Lili'uokalani (SEAL)
S. M. Damon (SEAL)
Charles P. Bishop (SEAL)
John A. King (SEAL)
William D. Smith (SEAL)

Why and Purpose

Programs and Services

“Healthy Children, Strong Families,
Caring Communities”

Grief Counseling

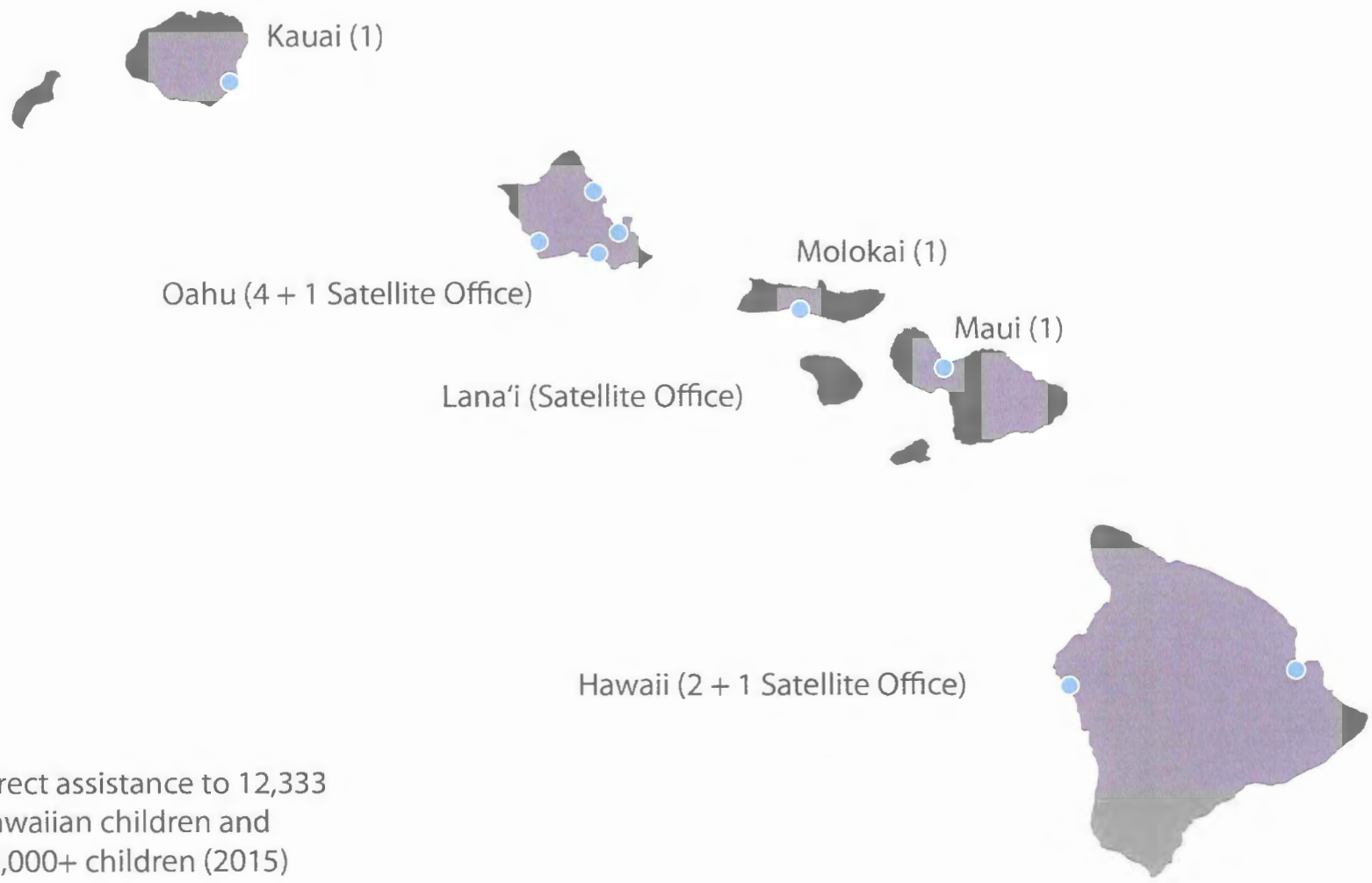
Casework and Financial Assistance

Group Services

Community Building

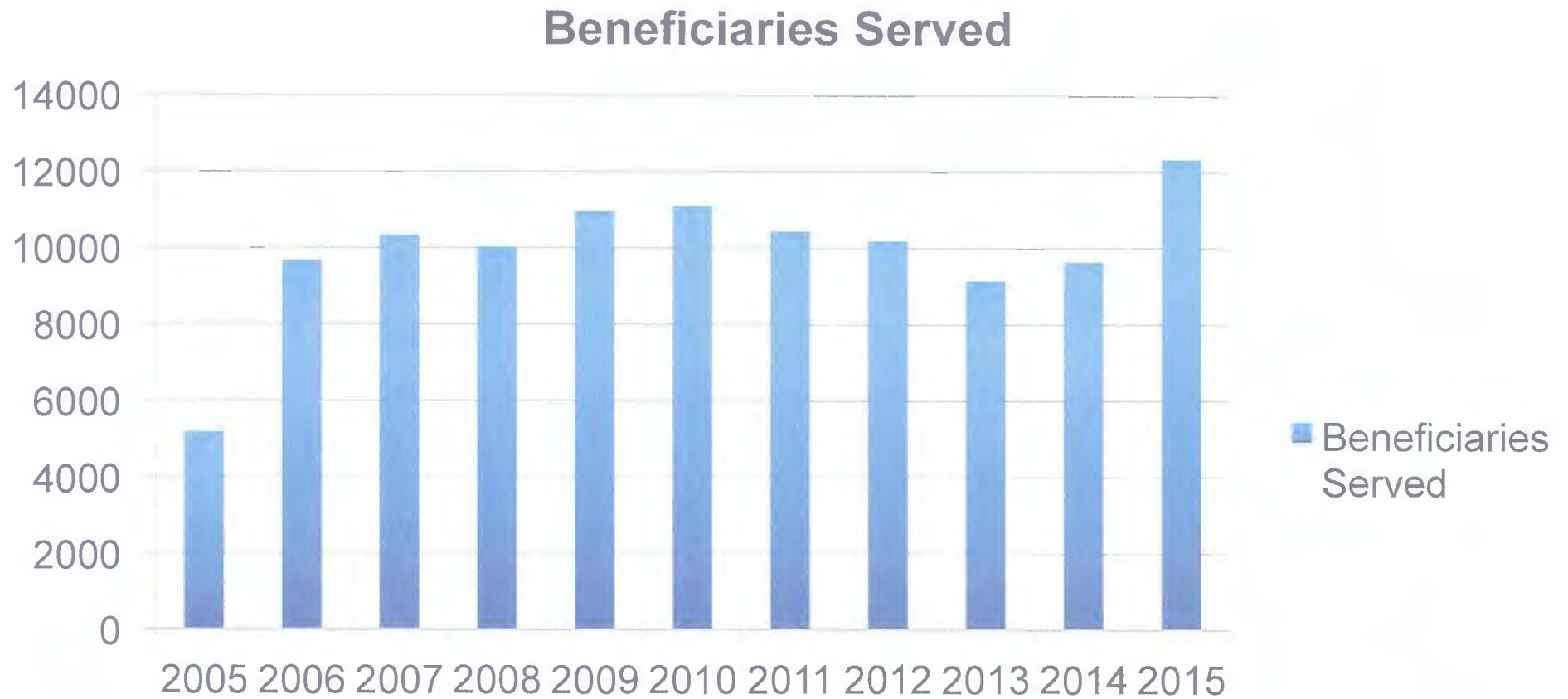


Queen Lili'uokalani Children's Centers Statewide



- Direct assistance to 12,333 Hawaiian children and 58,000+ children (2015)

Beneficiaries Served 2005-2015

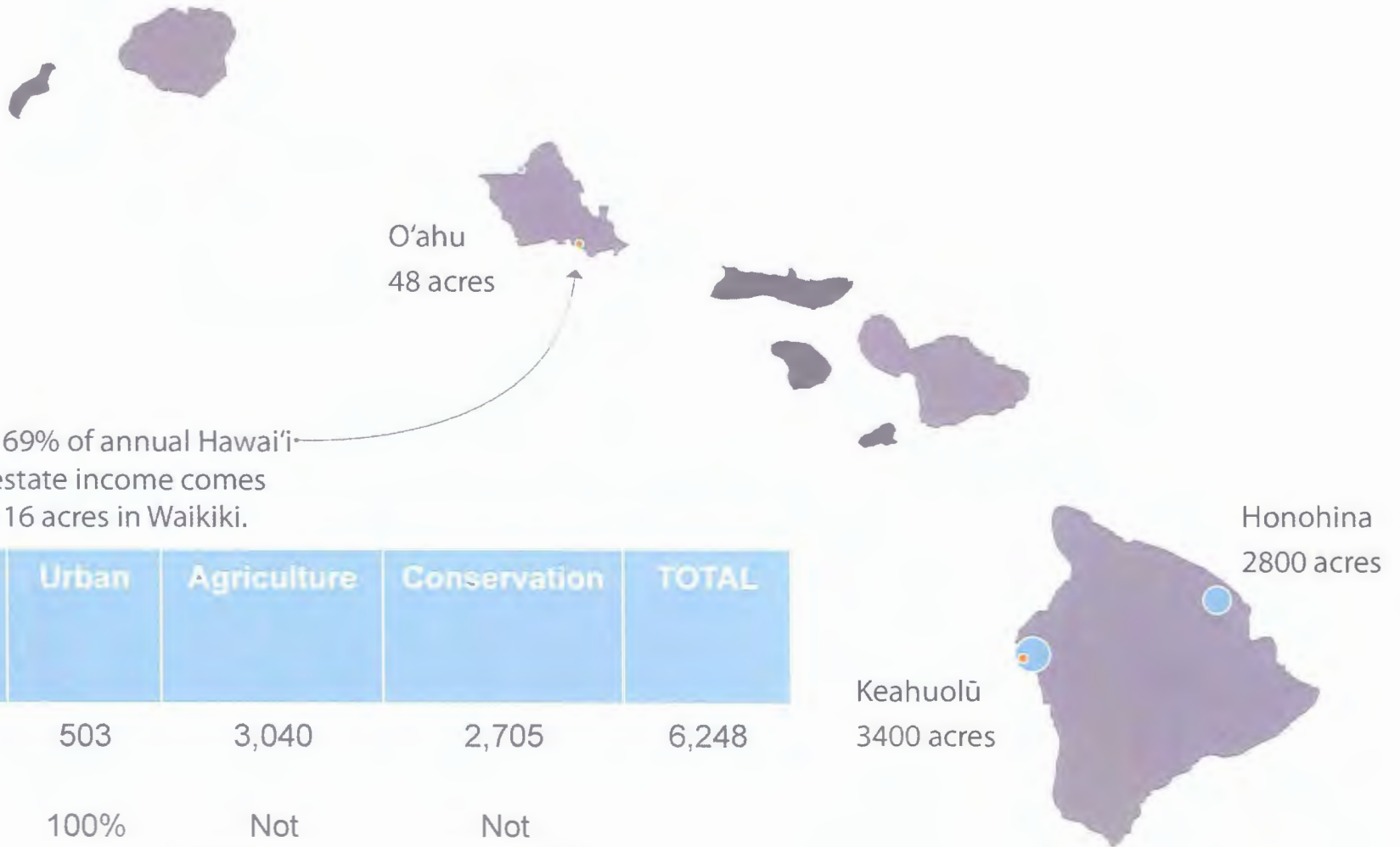


Who We Are, What We Do

- Private Operating Foundation
- Non-Governmental Organization
- \$26 million revenue from Hawaii real estate (2015)
- \$21 million spent on charitable purposes (2015)



QLT Land Base



- Over 69% of annual Hawai'i real estate income comes from 16 acres in Waikiki.

	Urban	Agriculture	Conservation	TOTAL
Acres	503	3,040	2,705	6,248
% of Income	100%	Not Meaningful	Not Meaningful	

- Ⓐ Kailua Park (1940s)
- Ⓑ Old Industrial Area (1960s)
- Ⓒ Camping Program (1970s)
- Ⓓ Palani Commercial (1970s)
- Ⓔ Kona Unit (1980s)
- Ⓕ Makalapua Business Center (2000s)
- Ⓖ Kona Commons (2000s)
- Ⓗ Queen Lili`uokalani Village (1970s)
- Ⓘ Makalapua Shopping Center (1990s)
- Ⓙ Kepo`okalani Interpretive Center (2013)
- Ⓚ Kona Judiciary Complex (~2019)



KEY

- 1991 D&O BOUNDARIES
- - - INCREMENTAL DISTRICT (URBAN PH III)
- ⋯ PROPOSED MAKALAPUA PROJECT DISTRICT
- ⋯ "MPD AREA" TO BE INCLUDED IN MAKALAPUA PROJECT DISTRICT
- - - LANDFILL BUFFER (1300')
- ⊙ QLT LANDS

Makalapua Project District Development

CONCEPTUAL LAND USE PLAN - DRAFT

STATE LAND USE

URBAN = 54.14 ac

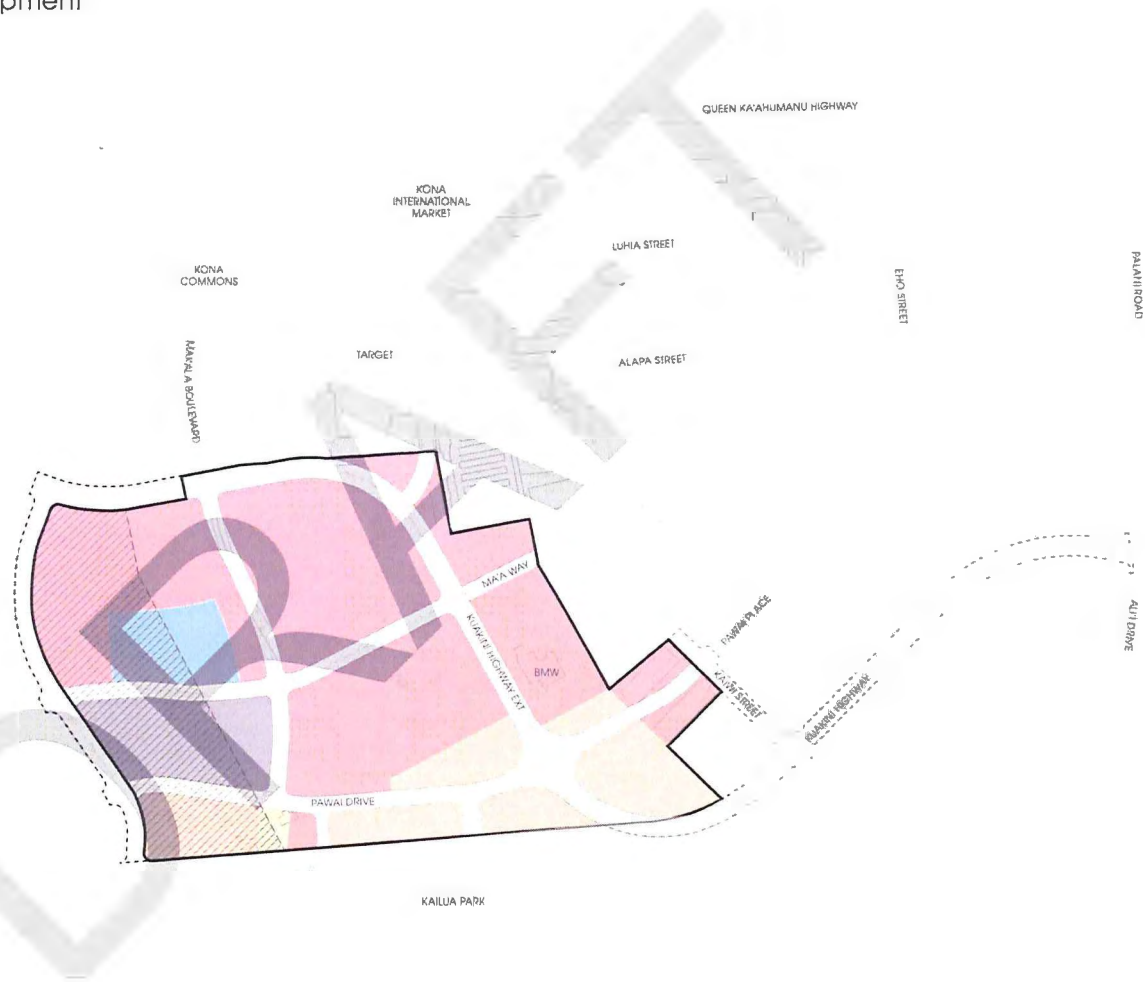
STATE LAND USE

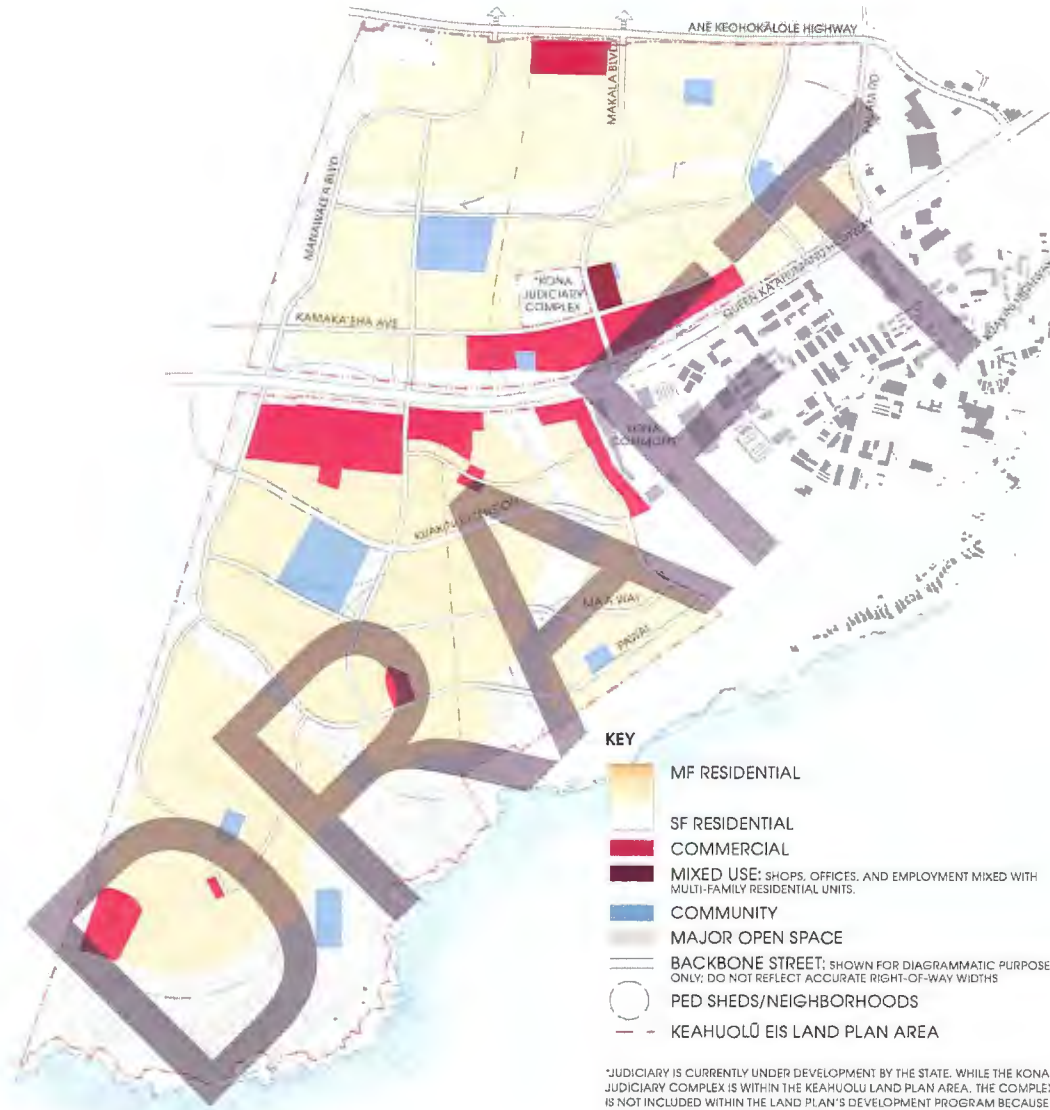
AGRICULTURAL = 14.96 ac

(TOTAL = 69.10 ac)

- RESIDENTIAL - 180 DWELLING UNITS
- COMMERCIAL - 470,000 SQUARE FEET
- COMMUNITY - 50,000 SQUARE FEET
- HOTEL -180 ROOMS
- OPEN SPACE

- KEY:
- MAKALAPUA PROJECT DISTRICT
 - MAKALAPUA PROJECT DISTRICT: ADDITIONAL EA AREA
 - URBAN EXPANSION AREA





- KEY**
- MF RESIDENTIAL
 - SF RESIDENTIAL
 - COMMERCIAL
 - MIXED USE: SHOPS, OFFICES, AND EMPLOYMENT MIXED WITH MULTI-FAMILY RESIDENTIAL UNITS.
 - COMMUNITY
 - MAJOR OPEN SPACE
 - BACKBONE STREET: SHOWN FOR DIAGRAMMATIC PURPOSE ONLY; DO NOT REFLECT ACCURATE RIGHT-OF-WAY WIDTHS
 - PED SHEDS/NEIGHBORHOODS
 - KEAHUOLŪ EIS LAND PLAN AREA

*JUDICIARY IS CURRENTLY UNDER DEVELOPMENT BY THE STATE. WHILE THE KONA JUDICIARY COMPLEX IS WITHIN THE KEAHUOLU LAND PLAN AREA, THE COMPLEX IS NOT INCLUDED WITHIN THE LAND PLAN'S DEVELOPMENT PROGRAM BECAUSE IMPACTS HAVE ALREADY BEEN ASSESSED AS PART OF THE KONA JUDICIARY COMPLEX SITE SELECTION FINAL EIS THAT WAS ACCEPTED ON FEBRUARY 22, 2012.



LAND PLAN MAP

Keolu

OUR PURPOSE | OUR PLAN